

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Jeffrey J. Toner  
Patricia A. Toner  
Debtors

Case No. 18-14632-mdc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: DonnaR  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 6

Date Rcvd: Aug 28, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 30, 2018.

|          |   |
|----------|---|
|          | +Century 21 Advantage Gold, Brian Hodges Realtor, 494 Second Street Pike,<br>Southampton, Pa 18966-3803                           |
|          | The Bank of New York Mellon, c/o Ocwen Loan Servicing LLC, Attn: Bankruptcy Dept,<br>PO Box 24605, West Palm Beach, FL 33416-4605 |
| 14164677 | +BUCKS CTY WATER AND SEWER AUTHORITY, P.O. BOX 3333, Harleysville, PA 19438-0900  |
| 14164687 | +KML Law Group, PC, 701 Market Street, Philadelphia, PA 19106-1538  |
| 14164688 | +MidFirst Bank, 999 NorthWest Grand Boulevard, Oklahoma City, OK 73118-6051   |

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
14164694 +E-mail/Text: nod.referrals@fedphe.com Aug 29 2018 01:45:35 Phelan, Hallinan & Schmieg, LLP,  
1617 JFK Boulevard, Ste 1400, Philadelphia, PA 19103-1814

TOTAL: 1

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 30, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 28, 2018 at the address(es) listed below:

|                         |   |  |
|-------------------------|---|--|
| JEROME B. BLANK         | on behalf of Creditor                       | The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-3, M paeb@fedphe.com |
| JOHN L. MCCLAIN         | on behalf of Debtor Jeffrey J. Toner        | aaamccclain@aol.com, edpabankcourt@aol.com   |
| JOHN L. MCCLAIN         | on behalf of Joint Debtor Patricia A. Toner | aaamccclain@aol.com, edpabankcourt@aol.com   |
| MARIO J. HANYON         | on behalf of Creditor                       | The Bank Of New York Mellon et al paeb@fedphe.com  |
| MARIO J. HANYON         | on behalf of Creditor                       | The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-3, M paeb@fedphe.com |
| REBECCA ANN SOLARZ      | on behalf of Creditor                       | MIDFIRST BANK bkgroup@kmlawgroup.com   |
| United States Trustee   | USTPRegion03.PH.ECF@usdoj.gov               |  |
| WILLIAM C. MILLER, Esq. | ecfemails@ph13trustee.com,                  | philaecf@gmail.com   |

TOTAL: 8

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:

Toner, Jeffrey J. : Chapter 13  
Toner, Patricia A.  
Debtors : 18-14632

REVISED ORDER

AND NOW, this 28<sup>th</sup> day of August 2018, upon consideration of the application by Debtors, Jeffrey J. and Patricia A. Toner it is hereby ORDERED as follows:

1. The Debtors' Motion to Sell their property located at 231 Farleigh Court, Langhorne, Pennsylvania 19047, is hereby approved,

2. The Court finds the Buyer to be a purchaser in good faith,

3. The Debtor is authorized and permitted to make the following, distributions from proceeds generated at settlement:

(a) Any and all past due real estate taxes, if any, and present real estate taxes if any, shall be prorated to the date of settlement,

(b) Municipal claims, if any, including past due sewer, water or refuse charges, if any, and any present municipal claims prorated at settlement;

(c) Any mortgage claim existing on the subject premises. With respect to the first and second mortgages, the first mortgage held by MIDFIRST BANK and the second mortgage held by The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-3, Mortgage-Backed Pass-Through Certificates, Series 2002-3 ("The Bank of New York Mellon"), will be paid in full subject to a proper payoff quote at the time of closing and closing is required within 30 days of the payoff quote date or a new payoff is required within 30 days of closing. Moreover, that any sale short of full payoff will be subject to final approval of both The Bank of New York Mellon and MIDFIRST BANK;

(d) All applicable closing costs including any real estate transfer taxes, realtor's commission paid in conformity with the terms, and conformity with the terms, and condition of the agreement of sale;

(e) The Debtors shall be paid a total of up to and including \$47,350.00; and

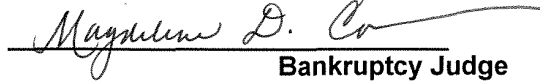
(f) The remaining proceeds left shall be distributed and made payable to William C. Miller, Trustee, P.O. Box 1799, Memphis, Tennessee 38101-1799, to fund the Debtors' Chapter 13 Plan.

5. This Order shall be effective immediately and shall not be subject to the Stay otherwise imposed by Bankruptcy Rule 6004 (g); and

6. The Debtors are authorized to sign all deeds and other documents needed to transfer good title to the Real Property to the Buyer.

7. The Title Company shall send a copy of the final HUD-1 Settlement Statement to William C. Miller, Trustee, P.O. BOX 1229, Philadelphia, PA 19105, within 2 Days after closing.

BY THE COURT

  
Bankruptcy Judge

John L. Mc Clain, Attorney for Debtor  
John L. Mc Clain and Associates  
PO Box 123  
Narberth, PA 19072-0123

Jeffrey J. and Patricia A. Toner  
231 Farleigh Ct  
Langhorne, PA 19047

BUCKS CTY WATER AND SEWER AUTHORITY  
P.O. BOX 3333  
Harleysville, PA 19438

KML Law Group, PC  
701 Market Street  
Philadelphia, PA 19106-1532

MidFirst Bank  
999 NorthWest Grand Boulevard  
Oklahoma City, OK 73118

Phelan, Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Ste 1400  
Philadelphia, PA 19103

The Bank of New York Mellon, et al  
c/o Ocwen Loan Servicing, LLC  
Attn: Bankruptcy Dept.  
P.O. Box 24605  
West Palm Beach, FL 33416-4605

Century 21 Advantage Gold  
Brian Hodges. Realtor  
494 Second Street Pike  
Southampton, PA 18966

William C. Miller, Trustee  
P.O. Box 40119  
Philadelphia, PA 19106